

## TOWN OF WARRENTON

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## AGENDA PLANNING COMMISSION TOWN OF WARRENTON

September 16, 2009 7:00 PM

- 1. Call to order and establishment of a quorum.
- 2. Approval of Minutes August 19, 2009
- 3. Public Hearings
  - a. Comprehensive Plan Supplement #CPA 09-01. The Comprehensive Plan is made up of many components, which are proposed for a future timeframe of 20-25 years for the coordination of infrastructure and public investment to guide zoning decisions and private land use decisions. It represents the Town's long range planning and land development policy document and is required by state regulation to be reviewed every five (5) years to insure that it is current and an accurate representation of Town development policy. This review, begun in 2007, discovered that the land use trends and development tools had not changed significantly from the 2002 Comprehensive Plan and, instead, created a supplement to the existing plan to focus on neighborhoods, their protection and improvements for the future. The Plan concentrates on implementation and the programs for land development coordination. Sections that comprise the 2008 Comprehensive Plan Supplement include:
    - Demographics Updated to reflect the trends since 2000 and comparison with the trends from the 2002 Comprehensive Plan to determine any shifts in Town development needs;
    - *Housing* Review of affordable and workforce housing and prospective sites;
    - Community Facilities Review of sewer and water resources and facilities to accommodate future development as proposed;

- *Historic* Review of the Historic District Guidelines and the potential for expansion of the Historic District to incorporate key areas adjacent to the existing District;
- Pedestrian/Bicycle Facilities An analysis of existing trail, walks and paths for non-vehicular travel and the potential or new facilities, particularly connections to trails in the adjacent county areas;
- *Transportation* Identification of arterial improvements, land use access, key neighborhoods with facilities for better circulation and traffic program for protection of neighborhood areas;
- *Urban Design* Selection of three (3) residential neighborhoods and two (2) commercial areas for comprehensive protection and improvements in design, layout and facilities/infrastructure; and
- Future Land Use Remains unchanged from the prior Plan.
- 4. Planning Commission Comments
- 5. Staff Comments Concept Plans and Development Proposals.
  - a. Boys & Girls Club Letter of Deferral from Council Review
  - b. Longhorn Steakhouse SDP
  - c. 25 S. 5<sup>th</sup> Street SDP Mixed Use
  - d. White Horse Car Wash SDP
  - e. Villas/Ridge Trail Expansion
- 6. Adjourn